

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 1 APRIL 2014 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Philip Yates (Chairman)
Cllr Matt Farrand
Cllr Wayne Grills
Cllr Irene Jeeninga
Cllr Graham Price

In Attendance: Martin Johnson (Secretary)

13/122 APOLOGIES FOR ABSENCE

Apologies were received from District Cllr Simon Wright.

Public Open Forum

There were no members of public present.

13/123 DECLARATIONS OF INTEREST

There were no declarations of interest.

13/124 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

The following decisions regarding planning applications were received from South Hams District Council (SHDC):

124.1	28/2838/13/F
Decision:	Conditional Approval
Case Officer:	Ian Lloyd
Parish:	Kingsbridge
Decision date:	10 March 2014
Site:	4 Highfield Drive, Kingsbridge, TQ7 1JW
Proposal:	Householder application for extensions and alterations to existing dwelling
KTC:	Recommended Approval
124.2	28/0016/14/F
Decision:	Conditional Approval
Case Officer:	Donna Crabtree
Parish:	Kingsbridge
Decision date:	3 March 2014
Site:	Kingsbridge Community College, Balkwill Road, Kingsbridge, TQ7 1PL

Proposal: Extension to existing sixth form centre to incorporate additional teaching space, extension to study centre and social area

KTC: **Recommended Approval subject to:**

- the production of a traffic management plan during the construction phase, and
- post-development car parking arrangements to be identified (noting increased number of 6th form students studying to age 18 years)

124.3 **28/0096/14/F**
Decision: **Conditional Approval**
Case Officer: Matthew Jones
Parish: Kingsbridge
Decision date: 4 March 2014
Site: 1 Belle Vue Road, Kingsbridge TQ7 1LY
Proposal: Demolition of existing residential garage and store. erection of new garage with first floor residential apartment above
KTC: **Recommended Approval**

124.4 **28/0223/14/F**
Decision: **Certificate of Lawfulness for Proposed Use or Development**
Case Officer: Lucy Hall
Parish: Kingsbridge
Decision date: 7 March 2014
Site: 27 VincentsRoad, Kingsbridge TQ7 1RP
Proposal: Certificate of lawfulness for proposed single storey extension with lean-to roof to rear of property
KTC: **Not consulted**

CORRESPONDENCE

124.5 There was no correspondence to be considered:

It was **RESOLVED** to note the above decisions.

13/125 TREE DECISIONS, CORRESPONDENCE AND WORKS

DECISIONS AND CORRESPONDENCE

The following decisions regarding tree works were received from SHDC:

125.1 Works to Tree Preservation Trees: Grant of Exemption

TPO: 2004
Application Number: 28/0685/14/TW
Public Register Number: 3496
Site: Trees within the grounds of Melleray, Embankment Road, Kingsbridge.
Works: T8 - Holm Oak - Fell
Reason: Dead or dangerous

KTC: **Not Consulted** (KTC had alerted the applicant to the dangerous nature of the tree)

The following requirements were attached to the exemption:

- Works should be undertaken to British Standard 3998 (Tree Works)
- Replanting of x 1no. English Oak, of heavy standard size, at the location of the removed tree, within the planting season following works; or such other species, size, location of time period as may be agreed in writing with SHDC

125.2 Tree Preservation Order: Grant of Conditional Consent

TPO: 1977

Application Number: 11_28/0205/14/TW

Register Number of Notice: 3469

Site: Springhill, Coombe Lane, Kingsbridge, TQ7 4AB

Works: T1 - Scots Pine - Fell

KTC: **Recommend Approval**

Subject to the following conditions:

- Works to be undertaken to BS 3998
- Replacement planting of x 1no. Pinus Sylvestris at the location of the removed tree in the planting season following the works or such other species, size, location or time period as may be agreed in writing with SHDC

TREE WORKS

125.3 There were no tree works to consider.

It was **RESOLVED** to note the above decisions.

13/126 PLANNING APPLICATIONS

The following planning application was received from SHDC for consideration:

28/0632/14/LB – Listed Building consent for conversion of cellar to ancillary accommodation and general building repairs.

Redford House, Higher Union Road, Kingsbridge TQ7 1EQ.

Mr & Mrs R Honeywell

(Case Officer Nils White)

Recommend APPROVAL

It was **RESOLVED** to forward the findings of the above planning consultation to SHDC Development Management.

13/127 ANY FURTHER CURRENT PLANNING MATTERS

127.1 There had been no further correspondence to date following DCC's refusal for BT Openreach's proposal to install a cabinet at Duncombe Street amenity space.

127.2 There had been no further information relating to DPD development sites K1 and K5.

127.3 It was agreed to request SHDC for an update on condition of trees at Lime Grove which had been surveyed by the Tree Officer and Cllrs Griffin and Price in December 2013.

127.4 The Town Clerk had requested SHDC Development Control to request the landowner of the Tumbly Hill development site to clean up the area which was in a poor condition. It was agreed to request District Cllr Wright to look into the matter as KTC's request was an annual occurrence.

127.5 There had been no decision to date on planning application 28/2132/13/F (demolition of existing boathouse and construction of 4 no. three storey dwellings to include 8 new car parking spaces and ferry waiting area. New pedestrian footpath to roadside at Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 1JZ).

127.6 There had been no decision on the planning appeal by TGC Renewables against SHDC's Refusal of planning application 08_28/0430/13/F for installation of a ground mounted solar array (total site area 9.88 hectares, 15,360 no. panels, estimated output 3.61 megawatts, and associated infrastructure at land at Lower Slade Farm, Kingsbridge, TQ7 2HE).

13/128 DATE OF NEXT MEETING

Tuesday 15 April 2014 at 6.00 p.m.

The meeting closed at 6.31 p.m.